

**ATTACHMENT A**  
New Application  
Package

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

## SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans  
(i.e. Architect or Engineer)
- One electronic **combined** PDF  
submission (max. 25mb)
- Completed Application  
Checklist
- Application fee

## NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

**CLICK HERE FOR  
FORMS, CHECKLISTS, &  
MEETING DATES**

## APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
 ☐ Art in Public Places Committee
 ☒ Variance  
☒ Planning and Development Board
 ☐ Historic Preservation Board
 ☐ Special Exception  
☐ City Commission
 ☐ Administrative Approval

## PROPERTY INFORMATION

**Location Address:** 5510 S. State Road 7, Hollywood FL 33314

Lot(s): Parcels B&C Block(s): \_\_\_\_\_ Subdivision: C&S

Folio Number(s): 5041 3610 0750

Zoning Classification: N-MU Land Use Classification: Mixed Use

Existing Property Use: Hotel Sq Ft/Number of Units: 350sf/100 rooms

Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

## DEVELOPMENT PROPOSAL

Explanation of Request: Review and approval of a Roof Amenity Dining Canopy

Phased Project: Yes ☐ No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>NA</u> #Rooms <u>NA</u>
Proposed Non-Residential Uses	<u>NA</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>NA</u> (Area: <u>NA</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>NA</u> )
Height (# of stories)	(# STORIES) <u>NA</u> ( <u>NA</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <u>NA</u> FT.)

**Name of Current Property Owner:** KOSHER HOUSE LLLP

Address of Property Owner: 2790 Stirling Road

Telephone: 954 394 6615 Email Address: sharonsharaby@yahoo.com

**Applicant** Joseph B. Kaller - Kaller Architecture Consultant ☐ Representative ☒ Tenant ☐

Address: 2417 Hollywood Blvd. Hollywood FL 33020 Telephone: 954 920 5746

Email Address: joseph@kallerarchitects.com

Email Address #2: rafeiner@coker-f

Date of Purchase: 99 year lease Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

**Noticing Agent (FTAC & Board submissions only) :** Cutro and Associates - Christina Mathews

E-mail Address: cutroplanning@yahoo.com

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_

Date: 10/15/24

PRINT NAME: Sharon Sharaby

Date: 10/15/24

Signature of Consultant/Representative: \_\_\_\_\_

Date: 10-15-24

PRINT NAME: Joseph B. Kaller

Date: 10-15-24

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

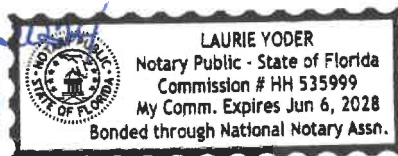
Date: \_\_\_\_\_

**Current Owner Power of Attorney**

I am the current owner of the described real property and that I am aware of the nature and effect the request for Planning & Development Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 15<sup>th</sup> day of October, 2024

Notary Public  
State of Florida



Signature of Current Owner

Sharon Sharaby

Print Name

My Commission Expires: \_\_\_\_\_ (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Partnership  
KOSHER HOUSE LLLP

### Filing Information

<b>Document Number</b>	A19000000008
<b>FEI/EIN Number</b>	83-3017226
<b>Date Filed</b>	01/03/2019
<b>Effective Date</b>	01/03/2019
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2790 Stirling Rd  
10  
Hollywood, FL 33020

Changed: 02/09/2022

### Mailing Address

2790 Stirling Rd  
10  
Hollywood, FL 33020

Changed: 02/09/2022

### Registered Agent Name & Address

BSD CAPITAL LLC  
2790 Stirling Rd  
10  
Hollywood, FL 33020

Address Changed: 02/09/2022

### General Partner Detail

#### **Name & Address**

Document Number L17000153639

BSD CAPITAL LLC

2790 Stirling Rd  
10  
Hollywood, FL 33020

**Annual Reports**

Report Year	Filed Date
2022	02/09/2022
2023	03/01/2023
2024	04/05/2024

**Document Images**

<a href="#">04/05/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/01/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/09/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/15/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/26/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/03/2019 -- Domestic LP</a>	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
BSD CAPITAL, LLC

### Filing Information

<b>Document Number</b>	L17000153639
<b>FEI/EIN Number</b>	82-2328718
<b>Date Filed</b>	07/18/2017
<b>Effective Date</b>	07/17/2017
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	11/12/2021
<b>Event Effective Date</b>	NONE

### Principal Address

2790 STIRLING ROAD  
10  
Hollywood, FL 33020

Changed: 01/02/2022

### Mailing Address

2790 STIRLING ROAD  
Suite 10  
Hollywood, FL 33020

Changed: 01/02/2022

### Registered Agent Name & Address

LEVINTIN, GUY  
2790 STIRLING ROAD  
10  
Hollywood, FL 33020

Address Changed: 01/02/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

Levintin, Guy A  
2790 STIRLING ROAD  
10  
Hollywood, FL 33020

Title MGRM

SHARABY, SHARON A  
2790 STIRLING ROAD  
10  
Hollywood, FL 33020

**Annual Reports**

Report Year	Filed Date
2022	01/02/2022
2023	04/21/2023
2024	04/05/2024

**Document Images**

<a href="#">04/05/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/02/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/12/2021 -- LC Amendment</a>	View image in PDF format
<a href="#">03/15/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/07/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/10/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/18/2017 -- Florida Limited Liability</a>	View image in PDF format

## **ASSIGNMENT OF GROUND LEASE**

WHEREAS, a Ground Lease was executed on July 26, 2016 between KALIFF CORP., a Florida corporation, as Landlord, and SHOPPES OF HARD ROCK, LLC, a Florida limited liability company, now known as ROCK CENTER OF HOLLYWOOD, LLC, a Florida limited liability company, as tenant, a memorandum of which was recorded on April 21, 2017 under instrument number 114338528 of the Public Records of Broward County, Florida (herein, the "Ground Lease"); and

WHEREAS, under the terms of the Ground Lease, the tenant leased from the landlord the eastern portion of that certain parcel of land with a Parcel ID #5041-36-10-0750 located at 5510-5530 South State Road 7, Hollywood (Broward County), Florida, as more particularly described on Exhibit "A" therein (herein, the "Leased Space"), together with easement rights as set forth therein; and

WHEREAS, the Ground Lease has been amended by the parties from time to time by documents Addendum Number One to Ground Lease dated August 26, 2016, Addendum Number Two to Ground Lease dated January 25, 2017, and by Addendum Number Three to Ground Lease dated February \_\_, 2018; and

WHEREAS, the Ground Lease, as amended, remains in full force and effect as of the date hereof; and

WHEREAS, the Ground Lease provides in Section 8 thereof that same may not be assigned without the prior written consent of Landlord, which consent shall not be unreasonably withheld or delayed; and

WHEREAS, Rock Center of Hollywood, LLC (herein, "Assignor" or "Tenant"), desires to assign the Ground Lease to Kosher House LLLP, a Florida limited liability partnership (herein, "Assignee"), which assignment shall be expressly subject to all the terms and provisions of the Ground Lease; and

WHEREAS, Kaliff Corp. has requested, and Assignor has agreed, that this Assignment shall be without recourse and that Assignor shall not be released of any liability under the Ground Lease upon the execution hereof; and

WHEREAS, Assignee desires to accept the Assignment thereof in accordance with the terms and conditions of this Assignment of Ground Lease; and

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and conditions contained herein, the sufficiency of which is hereby acknowledged, the parties hereto each intend to be legally bound and agree as follows:

## **AGREEMENT**

- 1) Assignor hereby assigns, bargains, sells, and conveys to Assignee, effective as of the date hereof, all of Assignor / Tenant's right, title, duties, responsibilities and interest in and to the Ground Lease, to have and to hold the same, for the remaining term thereof.
- 2) Assignee hereby agrees to and shall be bound by and comply with all of the terms, provisions, duties, conditions and obligations of Assignor, as tenant, under the Ground Lease. For purposes of notice under the Ground Lease, the address of Assignee shall be: c/o Michael S. Bloom, P.A., 2200 Northwest Corporate Boulevard, Suite 406, Boca Raton, FL 33431.
- 3) Nothing in this Assignment shall be construed or be deemed to modify, alter, amend or change any term or condition of the Ground Lease except as specifically set forth herein.
- 4) Notwithstanding anything contained to the contrary in the Ground Lease, this Assignment shall be with recourse and Assignor shall not be discharged from any of the terms, provisions, duties, conditions and obligations of Assignor, as tenant, under the Ground Lease.
- 5) The above and foregoing premises and recitals to this Assignment are incorporated herein and made a part hereof, and Assignor and Assignee both warrant and represent that such premises and statements, and all other provisions of this Assignment, are true and correct and that in giving consent, Landlord is entitled to rely upon such representations and statements.
- 6) The undersigned representatives of the Assignor and Assignee have the necessary authority to execute this Assignment on behalf of each of the respective parties hereto, and Assignor and Assignee certify one to the other, and to the Landlord, that any necessary resolutions or other act extending such authority have been duly passed and are now in full force and effect.

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment of Ground Lease on the day and the year first set forth above.

**ASSIGNOR / TENANT**

SHOPPES OF HARD ROCK, LLC,  
a Florida limited liability company,  
n/k/a ROCK CENTER OF HOLLYWOOD, LLC,  
a Florida limited liability company

By:

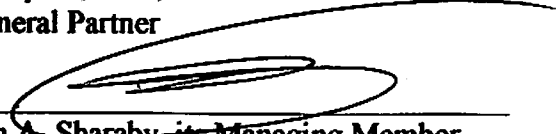
  
Sharon A. Sharaby, Manager

**SIGNATURE AND NOTARY ACKNOWLEDGMENTS  
CONTINUED ON FOLLOWING PAGE**

**ASSIGNEE**

**Kosher House LLLP,  
a Florida limited liability partnership**

**By: BSD Capital, LLC,  
Its General Partner**


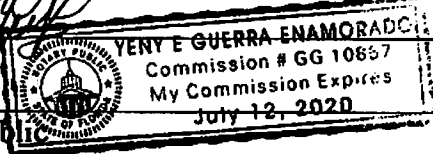
**By:   
Sharon A. Sharaby, its Managing Member**

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)  
)  
)  
)

The foregoing Assignment of Ground Lease was acknowledged before me by means of ☒ physical presence ☐ online notarization on 3/9/2020, by Sharon A. Sharaby, Manager of Shoppes of Hard Rock, LLC, a Florida limited liability company, n/k/a Rock Center of Hollywood, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me ☐ has produced DL: 5610781752940 as identification, and who did take an oath.

Signed:

Print:

  
  
Notary Public


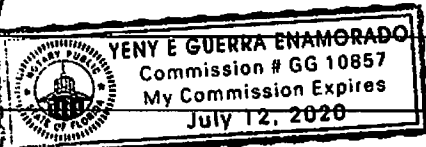
**SIGNATURE AND NOTARY ACKNOWLEDGMENTS  
CONTINUED ON FOLLOWING PAGE**

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The foregoing Assignment of Ground Lease was acknowledged before me by means of ☒ physical presence ☐ online notarization on 3/9/20, by Sharon A. Sharaby, Managing Member of Kosher House LLLP, a Florida limited liability partnership, on behalf of the company, who ☒ is personally known to me ☐ has produced DL: 3610781752940 as identification, and who did take an oath.

Signed:

Print:

  
\_\_\_\_\_  
Notary Public 

## CONSENT OF LANDLORD

KALIFF GROUP, a Florida corporation, ("Landlord") is the Landlord in the Ground Lease described in the Assignment of Ground Lease (the "Assignment") dated July 26, 2016 between KALIFF GROUP, a Florida corporation, as Landlord, and SHOPPES OF HARD ROCK, LLC, a Florida limited liability company, now known as ROCK CENTER OF HOLLYWOOD, LLC, a Florida limited liability company, as tenant. In executing this Consent of Landlord, Landlord is relying upon the warranty and representations made in the foregoing Assignment by both Assignor and Assignee (as such terms as defined therein) and in relying upon the same Landlord hereby consents to the foregoing Assignment from Assignor to Assignee.

Notwithstanding anything to the contrary contained in paragraph 8 of the Lease, Assignor shall not be released from liability under this lease.

Landlord does not release Sharon A. Sharaby from his covenants, obligations, duties, or responsibilities under the Guaranty of Lease executed July 26, 2016.

In addition, notwithstanding any provisions of this Consent of Landlord or the above and foregoing Assignment to the contrary, this Consent shall not operate as a waiver of any prohibition against further assignment, transfer, conveyance, pledge, change of control, or subletting of the Ground Lease or the premises described therein without Landlord's prior written consent.

Signed this 6 day of March, 2020.

### LANDLORD

KALIFF CORP.,  
a Florida corporation

By:

  
\_\_\_\_\_  
Scott Milgram, President

**NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE**

STATE OF FLORIDA                     )  
COUNTY OF Palm Beach            )

The foregoing Consent of Landlord was acknowledged before me by means of ☒ physical presence ☐ online notarization on March 6, 2020, by Scott Milgram, President of Kaliff Corp., a Florida corporation, on behalf of the company, who ☒ is personally known to me ☐ has produced \_\_\_\_\_ as identification, and who did take an oath.

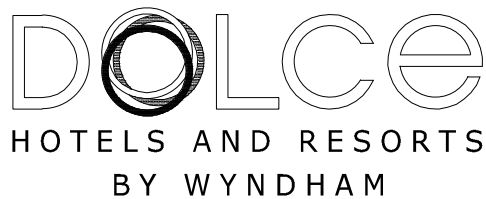
Signed: \_\_\_\_\_

Print: \_\_\_\_\_

Notary Public, State of Florida



Michael Scott Bloom  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG032603  
Expires 12/30/2020



5510 S. STATE ROAD 7      HOLLYWOOD      FLORIDA

## PROJECT INFO:

PROPOSED OPEN CONCRETE CANOPY  
AT THE AMENITY ROOF LEVEL

## LAND DESCRIPTION :

A PORTION OF PARCELS "B" AND "C", "C & S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89 AT PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTH LINE OF SAID PARCEL "B" FOR 24.08 FEET; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.58 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON SAID NORTH LINE OF PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG SAID NORTH LINE OF PARCEL "B" FOR 56.83 TO THE NORTHEAST CORNER OF THE MCDONALD'S PARCEL AS SHOWN ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC. UNDER JOB NO. 131023 AND DRAWING NO. 2008-092-2 AND DATED SEPTEMBER 9, 2013, THE FOLLOWING FIVE (5) COURSES BEING ALONG THE EAST LINE OF SAID MCDONALD'S PARCEL; 1) THENCE SOUTH 00°07'48" EAST FOR 55.12 FEET; 2) THENCE SOUTH 89°52'12" WEST FOR 7.81 FEET; 3) THENCE SOUTH 00°07'48" EAST FOR 131.36 FEET; 4) THENCE NORTH 89°52'12" EAST FOR 5.36 FEET; 5) THENCE SOUTH 00°07'48" EAST FOR 30.75 FEET; THENCE NORTH 89°52'12" EAST ALONG THE SOUTH LINE OF SAID PARCEL "C" FOR 132.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "C"; THENCE NORTH 00°44'47" WEST ALONG THE EAST LINE OF SAID PARCELS "B" AND "C" FOR 217.60 FEET TO THE POINT OF BEGINNING.

CITY OF HOLLYWOOD  
PLANNING AND DEVELOPMENT BOARD  
RESOLUTION NO. 19-DP-04

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 100 ROOM HOTEL (THE KOSHER HOUSE) AS PHASE II (REFERENCED IN PLANNING AND DEVELOPMENT BOARD RESOLUTION NO. 13-DPV-12) FOR THE PROPERTY LOCATED AT 5530 SOUTH STATE ROAD 7 PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, Kaliff Corp/Shoppes of Hardrock LLC, ("Applicants"), have applied for Design and Site Plan approval for the construction for a 100 room hotel ("The Kosher House") as part of Phase II (as reference in Planning and Development Board Resolution No. 13-DPV-12) for the property located at 5530 South State Road 7, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Principal Administrator, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and have therefore recommended approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following condition:

That, the Applicant submit an Access Agreement, in a form acceptable to the City Attorney, prior to the issuance of permits which shall be recorded by the City in the Public Records of Broward County, prior to the issuance of a Certificate of Occupancy

or Certificate of Completion or, in the alternative, provide an alternative method of access which, does not require an access easement and which is acceptable to both the Engineering and Planning Departments; and

WHEREAS, on January 21, 2020, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.
- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with a condition, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met with the condition.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein for approving/denying the requested Design for the property located at 5530 South State Road 7, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

- (a) That, the Applicant submit an Access Agreement, in a form acceptable to the City Attorney, prior to the issuance of permits which shall be recorded by the City in the Public Records of Broward County, prior to the issuance of a Certificate of Occupancy or Certificate of Completion or, in the alternative, shall provide an alternative method of access which results in a minor site plan modification and does not require an access easement that is acceptable to both the Engineering and Planning Departments; and
- (b) That, the Applicant shall ensure that driving directions to the hotel that are on the hotel's website, social, printed, and other media exclude access to 54<sup>th</sup> Court; and
- (c) That, the Applicant work with waste management to restrict garbage pick-up time to after 8 a.m.

Section 4: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 100 ROOM HOTEL (THE KOSHER HOUSE) AS PHASE II (REFERENCED IN PLANNING AND DEVELOPMENT BOARD RESOLUTION NO. 13-DPV-12) FOR THE PROPERTY LOCATED AT 5530 SOUTH STATE ROAD 7 PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

Section 6: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 21st DAY OF JANUARY, 2020.

RENDERED THIS 20 DAY OF January, 2020.

ATTEST:

  
KENNETH CRAWFORD, SECRETARY

  
SHANNON STOUGH, CHAIR

APPROVED AS TO FORM & LEGAL  
SUFFICIENCY for the use reliance of  
the Planning and Development Board  
of the City of Hollywood, Florida, only.

  
DEBRA- ANN REESE, BOARD COUNSEL

## Exhibit "A"- Legal Description

### LEGAL DESCRIPTION:

#### LAND DESCRIPTION :

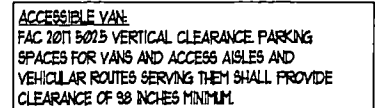
PARCELS "B" AND "C" OF "C & S SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LESS THE FOLLOWING DESCRIBED PARCELS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 24.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.5 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

#### AND LESS:

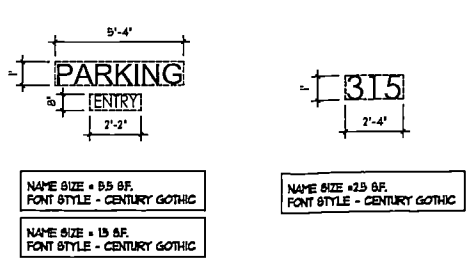
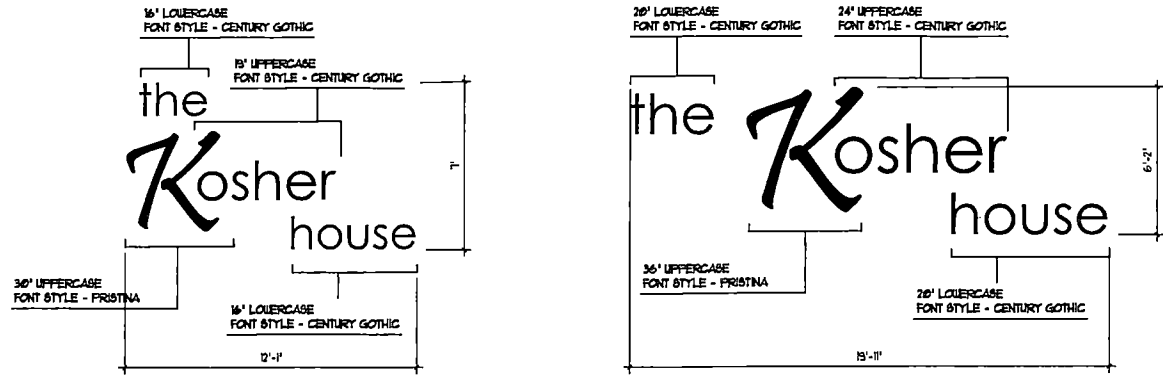
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 142.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'30" WEST, A DISTANCE OF 141.97 FEET; THENCE NORTH 00°11'30" WEST, A DISTANCE OF 0.95 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 141.97 FEET TO THE POINT OF BEGINNING.







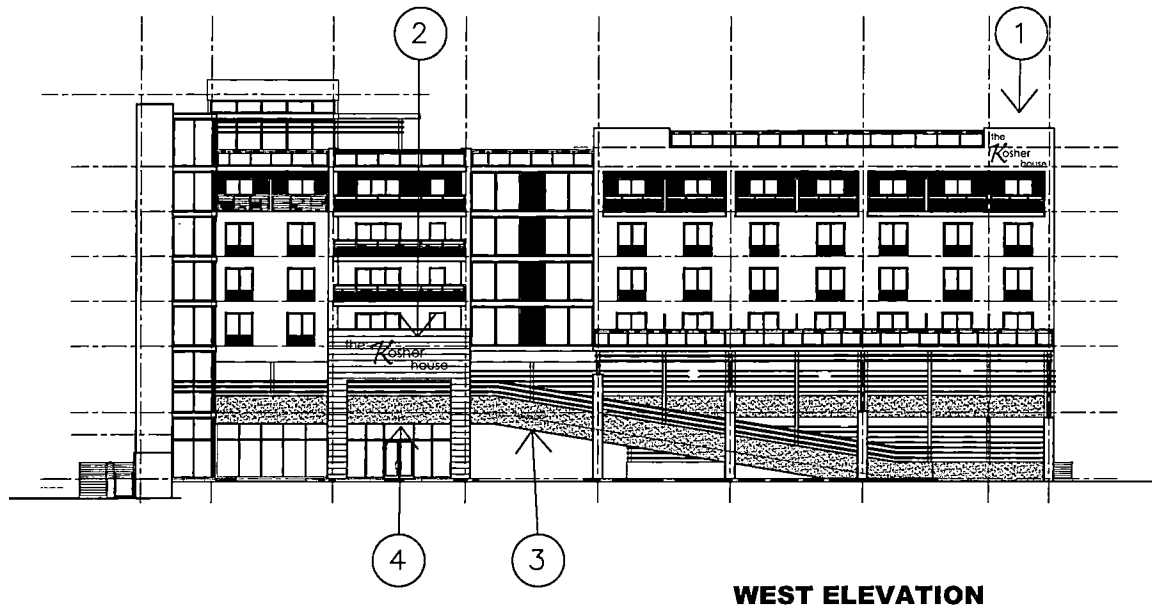
T 2 OF 4



NAME SIZE = 8.5 BF.  
FONT STYLE - CENTURY GOTHIC

NAME SIZE = 15 BF.  
FONT STYLE - CENTURY GOTHIC

NOTE:  
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.  
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS  
REQUIRING ILLUMINATION.

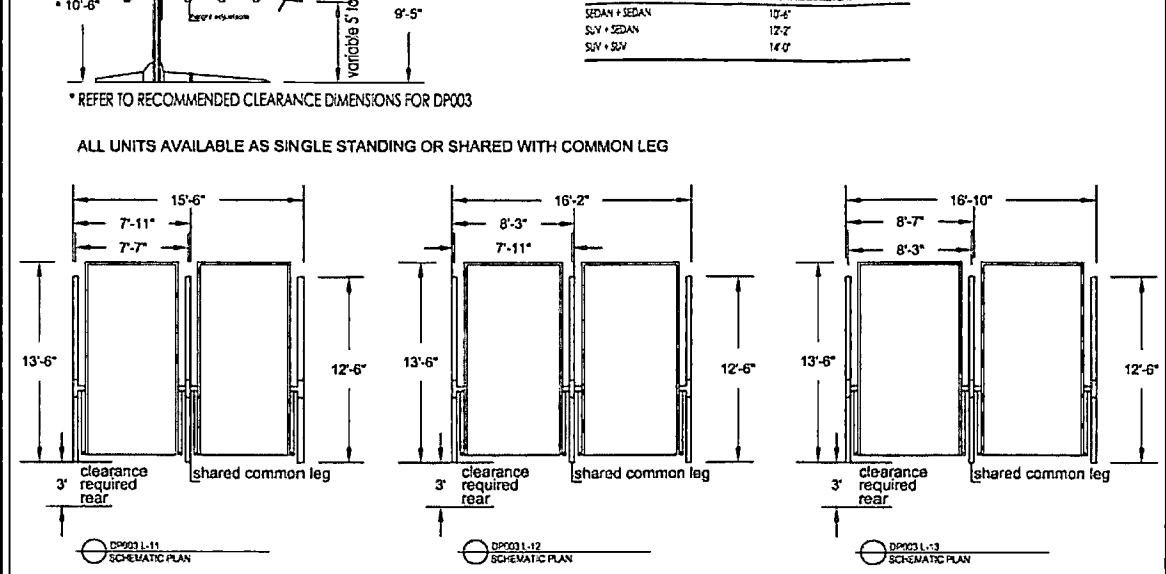


WEST ELEVATION



## 1 SIGNAGE DETAILS

SCALE: 1/4" = 1'-0"



## 2 CAR LIFT DETAILS

SCALE: NTS

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SEAL  
STATE OF FLORIDA  
JOSEPH B. KALLER  
R.A. 0009239  
REGISTERED ARCHITECT  
JOSEPH B. KALLER  
FLORIDA R.A. # 00092

PROJECT TITLE  
**the Kosher House**  
5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33024

SHEET TITLE  
**SIGNAGE DETAILS  
CAR LIFT DETAILS**

REVISIONS		
No.	DATE	DESCRIP
1	2-19-19	PRELIM.
2	5-6-19	FINAL T.
3	8-20-19	PLANNI
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PROJECT No.: 16116  
DATE: 1-24-19  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

SP-3  
SHEET 3 OF 4



## KallerArchitecture

### VARIANCE CRITERIA STATEMENT

#### ROOF AREA COVERAGE

Kosher House Hotel (currently Dolce by Wyndham)

5510 S. State Road 7, Hollywood FL 33314

Approved Resolution #19-DP-04

October 15, 2024

- A. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;*

The Height Variance request is for an increase to the percentage of roof area allowed to have a covering. The City of Hollywood Land Development code allows a maximum of 30% of the roof area to be covered in the TOC (Transit Oriented Corridor) district. The existing covered area, indoor and outdoor, is about 3410sf or 30.5%; the addition of the canopy is 2382 sf (there is a smaller overlap with the existing canopy) which is 21.3%. That makes the proposed total coverage just shy of 51.8%, a little over half the roof area. Currently the indoor dining area is the smaller of the two dining areas, meaning that most of the seating for the restaurant is outside and uncovered.

The roof top amenity Restaurant is Kosher. It is the only Restaurant in a Hotel that houses 100 rooms. Florida's rainfall pattern has changed over the years and is now more frequent, longer lasting and occurs at any time of day. The Restaurant needs to be able to seat guests in a timely manner to ensure and maintain a positive customer experience.

- B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;*

The requested variance does not affect surrounding land uses and will not be detrimental to the community.

- C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city;*

The requested variance is consistent with the goals and objectives of the Comprehensive Plan. Allowing businesses to fully use their spaces to properly offer services to clients, customers and guests, is in keeping with what the City of Hollywood promotes, ensuring that both residents and visitors have a positive lasting experience.

*D. That the need for the requested Variance is not economically based or self-imposed.*

The variance being requested is not self-imposed. It is a request born out of needing to improve and preserve the guest experience of the restaurant roof top amenity.

*E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.*

The Variance being requested does not conflict with any State or Federal Laws.

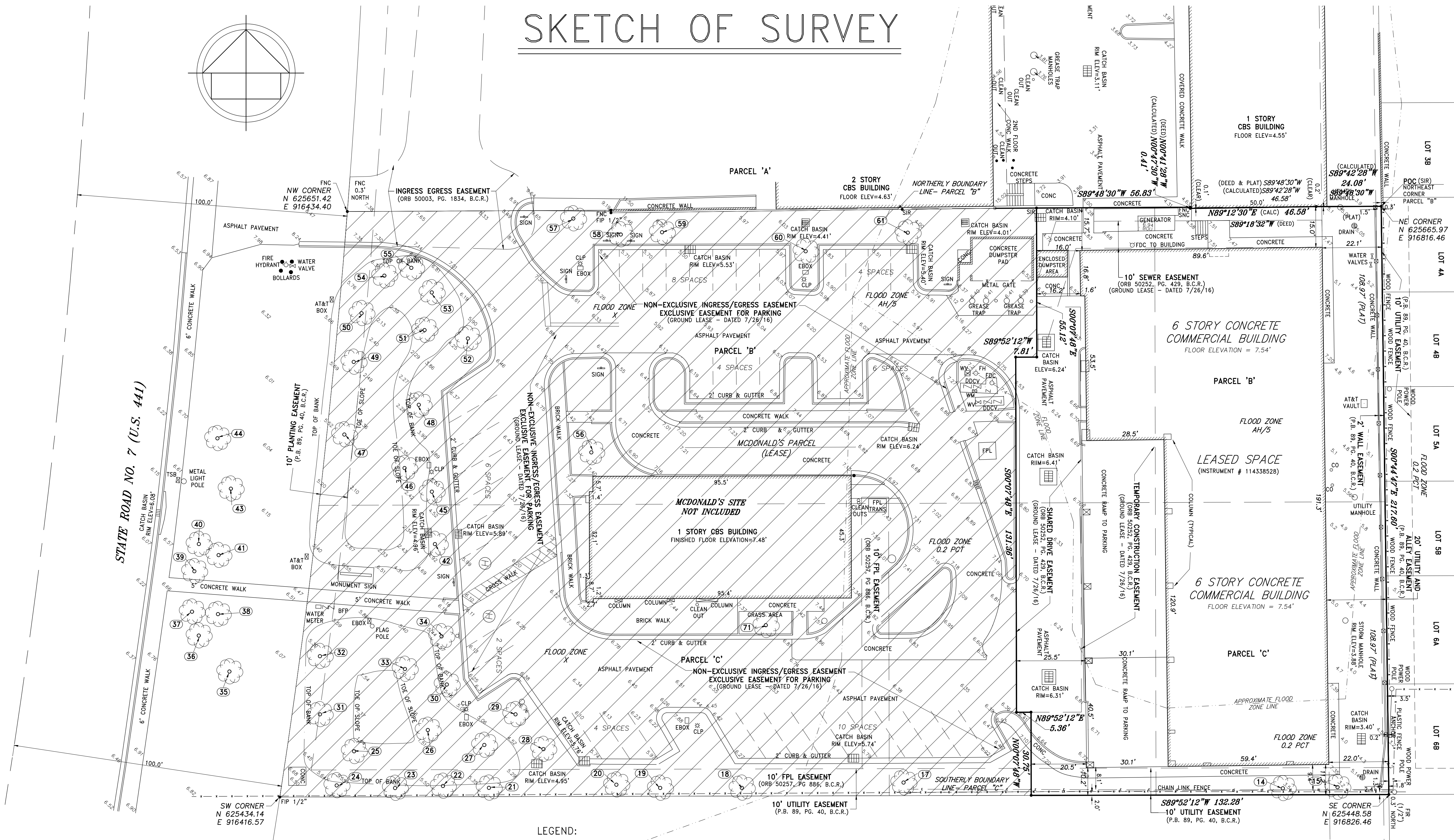








# SKETCH OF SURVEY



## LEGEND:

CKD CHECKED BY  
CONC CONCRETE  
DWN DRAWN BY  
FB/PG FIELD BOOK AND PAGE  
SIR SET IRON ROD & CAP #6448  
SNC SET NAIL AND CAP #6448  
FIR FOUND IRON ROD  
FIP FOUND IRON PIPE  
FNC FOUND NAIL AND CAP  
FND FOUND NAIL & DISC  
P.B. PLAT BOOK  
B.C.R. BROWARD COUNTY RECORDS  
-X- CHAIN LINK / WOOD FENCE  
-E- OVERHEAD UTILITY WIRES  
5.62 ELEVATIONS  
A/C AIR CONDITIONER  
CLP CONCRETE LIGHT POLE  
EBOX ELECTRIC BOX  
TRANS TRANSFORMER  
CALC CALCULATED  
BOU BOTTOM OF UNIT  
DDCV DOUBLE DETECTOR CHECK VALVE  
FDC FIRE DEPARTMENT CONNECTION  
FH FIRE HYDRANT  
WV WATER VALVE  
WM WATER METER

## LAND DESCRIPTION :

A PORTION OF PARCELS "B" AND "C". "C & S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89 AT PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTH LINE OF SAID PARCEL "B" FOR 24.08 FEET; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.58 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON SAID NORTH LINE OF PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG SAID NORTH LINE OF PARCEL "B" FOR 56.83 TO THE NORTHEAST CORNER OF THE MCDONALD'S PARCEL AS SHOWN ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC. UNDER JOB NO. 131023 AND DRAWING NO. 2008-092-2 AND DATED SEPTEMBER 9, 2013, THE FOLLOWING FIVE (5) COURSES BEING ALONG THE EAST LINE OF SAID MCDONALD'S PARCEL; 1) THENCE SOUTH 00°07'48" EAST FOR 55.12 FEET; 2) THENCE SOUTH 89°52'12" WEST FOR 7.81 FEET; 3) THENCE SOUTH 00°07'48" EAST FOR 131.36 FEET; 4) THENCE NORTH 89°52'12" EAST FOR 5.36 FEET; 5) THENCE SOUTH 00°07'48" EAST FOR 30.75 FEET; THENCE NORTH 89°52'12" EAST ALONG THE SOUTH LINE OF SAID PARCEL "C" FOR 132.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "C"; THENCE NORTH 00°44'47" WEST ALONG THE EAST LINE OF SAID PARCELS "B" AND "C" FOR 217.60 FEET TO THE POINT OF BEGINNING.

## ENCUMBRANCES:

- MATTERS AS CONTAINED ON THE PLAT OF C & S SUBDIVISION, RECORDED IN PLAT BOOK 89, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- DEVELOPER'S AGREEMENT REGARDING WATER AND SEWER SERVICES RECORDED IN OR BOOK 4206, PAGE 25, AND AMENDED IN OR BOOK 4517, PAGE 774 AND OR BOOK 6549, PAGE 428 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- DEVELOPER'S AGREEMENT REGARDING WATER AND SEWER SERVICES RECORDED IN OR BOOK 6549, PAGE 433 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- AGREEMENT FOR SUBDIVISION RECORDED IN OR BOOK 6662, PAGE 167 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (INSUFFICIENT DOCUMENT PROVIDED)
- GUARANTEE SEWER CONNECTION AGREEMENT RECORDED IN OR BOOK 7230, PAGE 637 AND 639 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT RECORDED IN OR BOOK 8343, PAGE 77 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (DOES NOT AFFECTS/NOT PLOTTED)
- THAT CERTAIN EASEMENTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN CROSS-EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED IN OR BOOK 8740, PAGE 95 AS AMENDED IN OR BOOK 50003, PAGE 1834 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- DECLARATION OF UNITY OF TITLE RECORDED IN OR BOOK 50223, PAGE 1548 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT RECORDED IN OR BOOK 50257, PAGE 886 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- THOSE CERTAIN EASEMENTS WHICH ARE PART OF THAT CERTAIN LEASE BETWEEN KALIF CORP. AND SHOPPES OF HARD ROCK, LLC, WHICH LEASE IS NOT RECORDED BUT REFERENCED IN THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN INSTRUMENT NO. 114338528 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

## FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113
PANEL NUMBER	0562 H
ZONE	0.2 PCT / AH
BASE FLOOD ELEV.	N/A / 5
EFFECTIVE DATE	08/18/14

## NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT, WHICH REPORT WAS CONDUCTED FROM THE TIME OF BEGINNING ONWARD THROUGH JANUARY 22, 2019
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 3361 ELEVATION=3.69' (NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF "C & S SUBDIVISION", P.B. 89, PG. 40, B.C.R. SAID LINE BEARS S89°52'12"W.

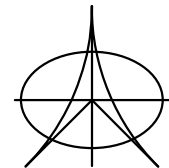
I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN AUGUST, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 08/14/23

## COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 680-9885 FAX (954) 680-0213

## CLIENT :

PRIME CONSTRUCTION  
ASSOCIATES

5530 S STATE ROAD 7  
HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
TOPOGRAPHIC SURVEY	10/15/16	SKETCH	AM	REC
REVISED SURVEY PER ORB 50252, PG. 429, BCR	11/02/16	----	REC	REC
BOUNDARY AND IMPROVEMENT SURVEY	12/04/16	----	JD	REC
REVISED CENTERLINE OF SR-7	12/09/16	----	JD	REC
ADDED PARKING AND INGRESS/EGRESS EASEMENT	04/12/18	----	REC	REC
REVIEWED PER OWNERSHIP & ENCUMBRANCE REPORT	01/25/19	----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	10/25/21	SKETCH	REC	REC
FINAL SURVEY	08/14/23	SKETCH	JD	REC

PROJECT NUMBER : 8177-16

SCALE : 1" = 20'

SHEET  
1  
OF  
1  
SHEET

(NOW DOLCE BY WYNDHAM)  
5530 S. STATE ROAD 7 HOLLYWOOD FLORIDA

## KA

AA# 26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com

**the Kosher House**  
now DOLCE BY WYNDHAM  
5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

PROJECT TITLE

TITLE PAGE	PROPOSED DINING CANOPY ADDITION
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**SHEET TITLE**

[illegible]

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PROJECT No.: 16116  
DATE: 1-24-19  
DRAWN BY: TMS  
CHECKED BY: JBK

HEET

# T-1

**ARCHITECT**

JOSEPH B. KALLER AND ASSOCIATES, P.A.  
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HOLLYWOOD, FL 33020  
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FAX: (954) 926-2841  
EMAIL: [joseph@kallerarchitects.com](mailto:joseph@kallerarchitects.com)

COUSINS SURVEYORS AND ASSOCIATES, INC.  
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ADDRESS: 3921 SW 4TH AVENUE, SUITE 101  
DAVIE, FL 33314  
PHONE: (954) 680-9885  
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SHOPPES OF HARD ROCK LLC  
CONTACT: Mr. Sharon Sharaby  
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HOLLYWOOD, FL 33020  
CELL: (954) 394-6615  
EMAIL: sharonsharaby@yahoo.com

**COKER AND FEINER**  
**CONTACT: ROD FEINER**  
**ADDRESS: 1404 S ANDREW AVENUE**  
**FORT LAUDERDALE, FL 33316**  
**PHONE: (954) 761-3636**  
**EMAIL: rafeiner@coker-feiner.com**

CODES:  
FLORIDA BUILDING CODE, 6TH EDITION 2017  
FLORIDA FIRE PREVENTION CODE, 6TH EDITION

JURISDICTION:  
CITY OF HOLLYWOOD  
BROWARD COUNTY  
STATE OF FLORIDA

**T-1 COVER SHEET**

**SURVEY**

A-1 APPROVED ROOF AMENITY PLAN

A-1A PROPOSED ROOF AMENITY PLAN

A-8 APPROVED ROOF PLAN

A-8A PROPOSED ROOF PLAN

A-9 APPROVED WEST ELEVATION

A-9A PROPOSED WEST ELEVATION

A-10 APPROVED SOUTH ELEVATION

A-10A PROPOSED SOUTH ELEVATION

A-11 APPROVED EAST ELEVATION

A-11A PROPOSED EAST ELEVATION

A-12A PROPOSED BUILDING SECTION A-A

A-12B PROPOSED BUILDING SECTION B-B 

A-13 APPROVED CONTEXTUAL STREET ELEVATION

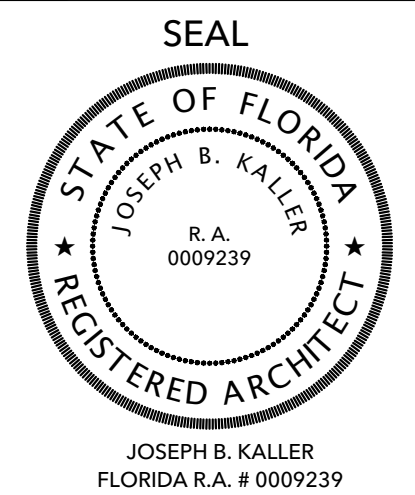
A-13A PROPOSED CONTEXTUAL STREET ELEVATION

A-14A INDOOR AND OUTDOOR DINING AREA PICTURES

A-15 SITE AND SURROUNDINGS PICTURES



SITE



PROJECT TITLE

the Kosher House

5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

ROOF AMENITIES PLAN

[illegible]

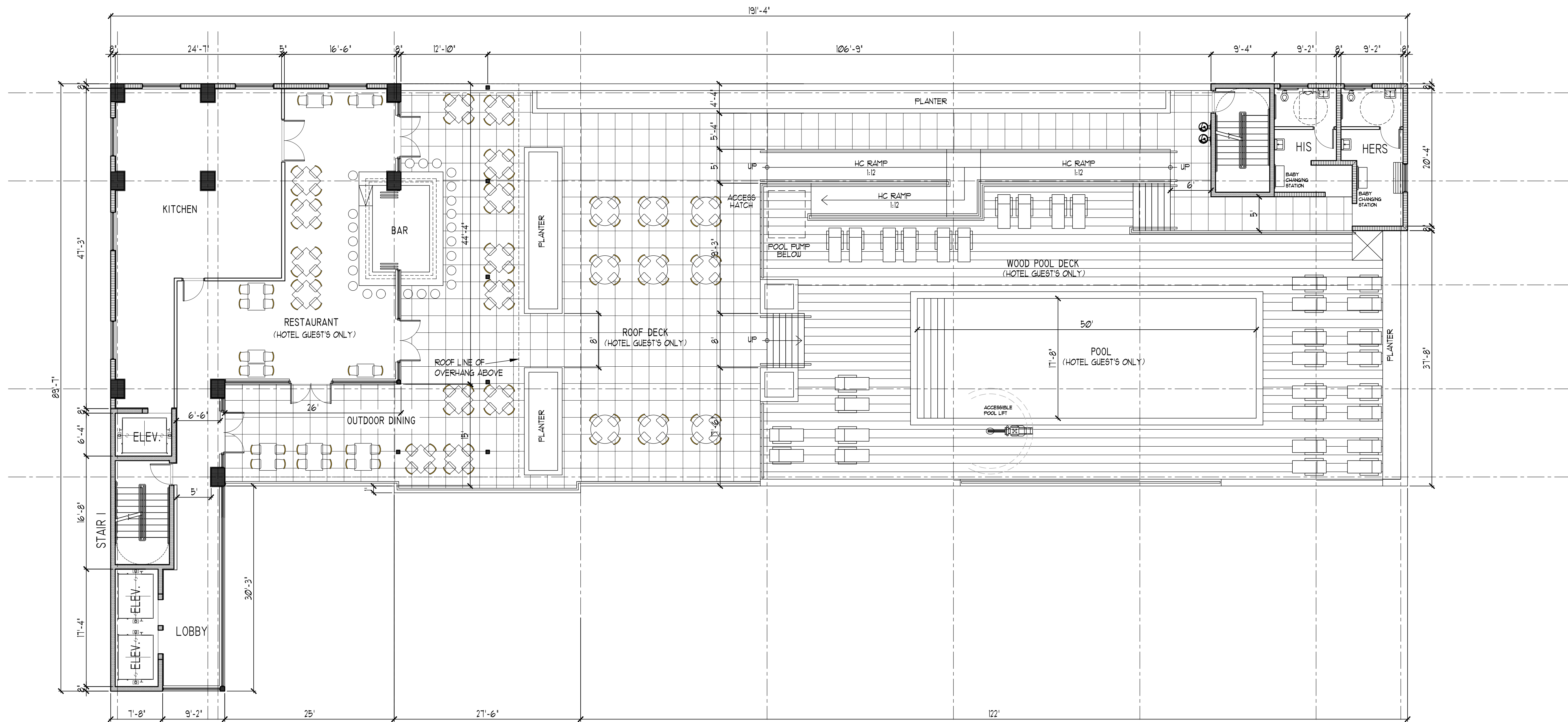
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DATE: 1-24-19  
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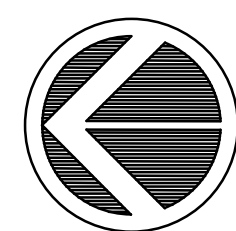
SHEET

**A-7**

SHEET 7 OF 12



## EXISTING APPROVED PLAN



NORTH

## 1 ROOF AMENITIES PLAN

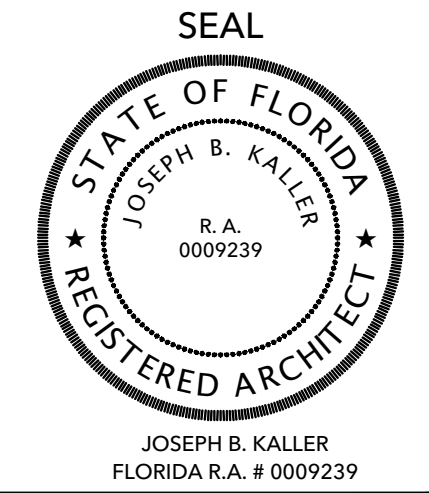
1

SCALE: 1/8" = 1'-0"

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PROJECT TITLE  
**the Kasher House**  
now DOLCE BY WYNDHAM  
5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

SHEET TITLE  
**ROOF AMENITIES PLAN  
PROPOSED DINING CANOPY  
ADDITION**

REVISIONS  
No. DATE DESCRIPTION

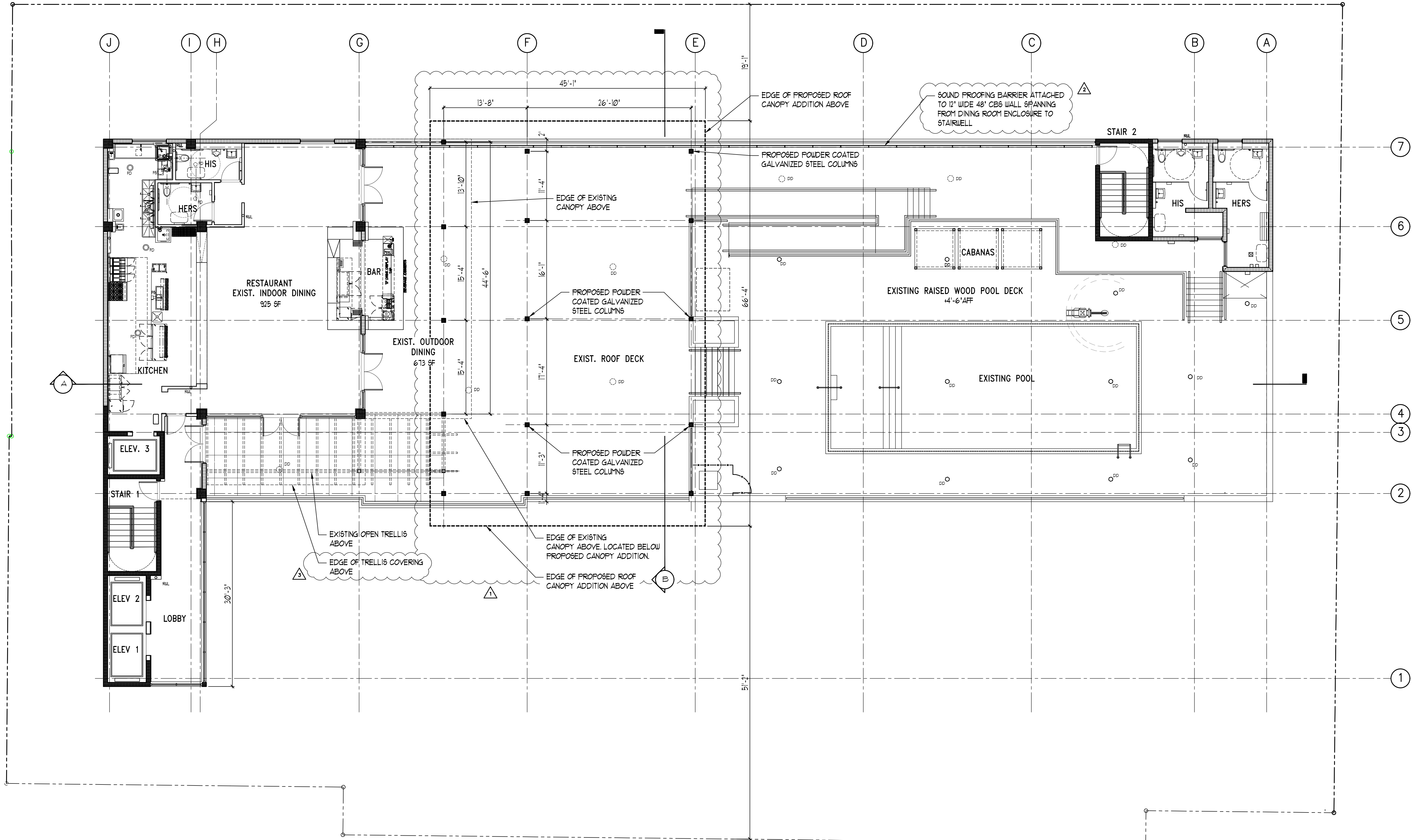
1	10-10-24	ADD. CANOPY
2	12-21-24	SOUND BARRIER
3	4-30-25	PLANNING DEPT.

PROJECT No.: 16116  
DATE: 1-24-19  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

**A-7A**

SHEET 7 OF 54



GROSS ROOF AREA: 11168 SF  
ALLOWED ROOF TOP COVERED AMENITY AREA: 30 % OF 11168 SF = 3350.4 SF  
EXISTING ROOF TOP COVERED AMENITY AREA: 3129 SF (28.0%)  
COVERED TRELLIS AREA: 281 SF (2.5%)  
PROPOSED CANOPY AREA: 2382 SF (21.3%)

TOTAL ROOF TOP COVERED AMENITY AREA: 5792 SF (51.8%)

COVER AREA BREAKDOWN	
ENCLOSED AC AREA	2330 SF (20.8%)
SHADE CANOPY	3462 SF (31.0%)

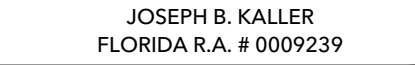
VARIANCE:		
	ALLOWED	PROPOSED
ROOF LEVEL COVERED AREA: (ENCLOSED AC AND SHADE CANOPY AREAS)	30% (3350.4 SF)	51.8% (5792 SF)



**PROPOSED  
ROOF AMENITIES PLAN**  
1 SCALE: 1/8" = 1'-0"



[www.kallerarchitects.com](http://www.kallerarchitects.com)



PROJECT TITLE

the Koshers House

5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

PROJECT TITLE

SHEET TITLE

HEET TITLE

ROOF PLAN

[illegible]

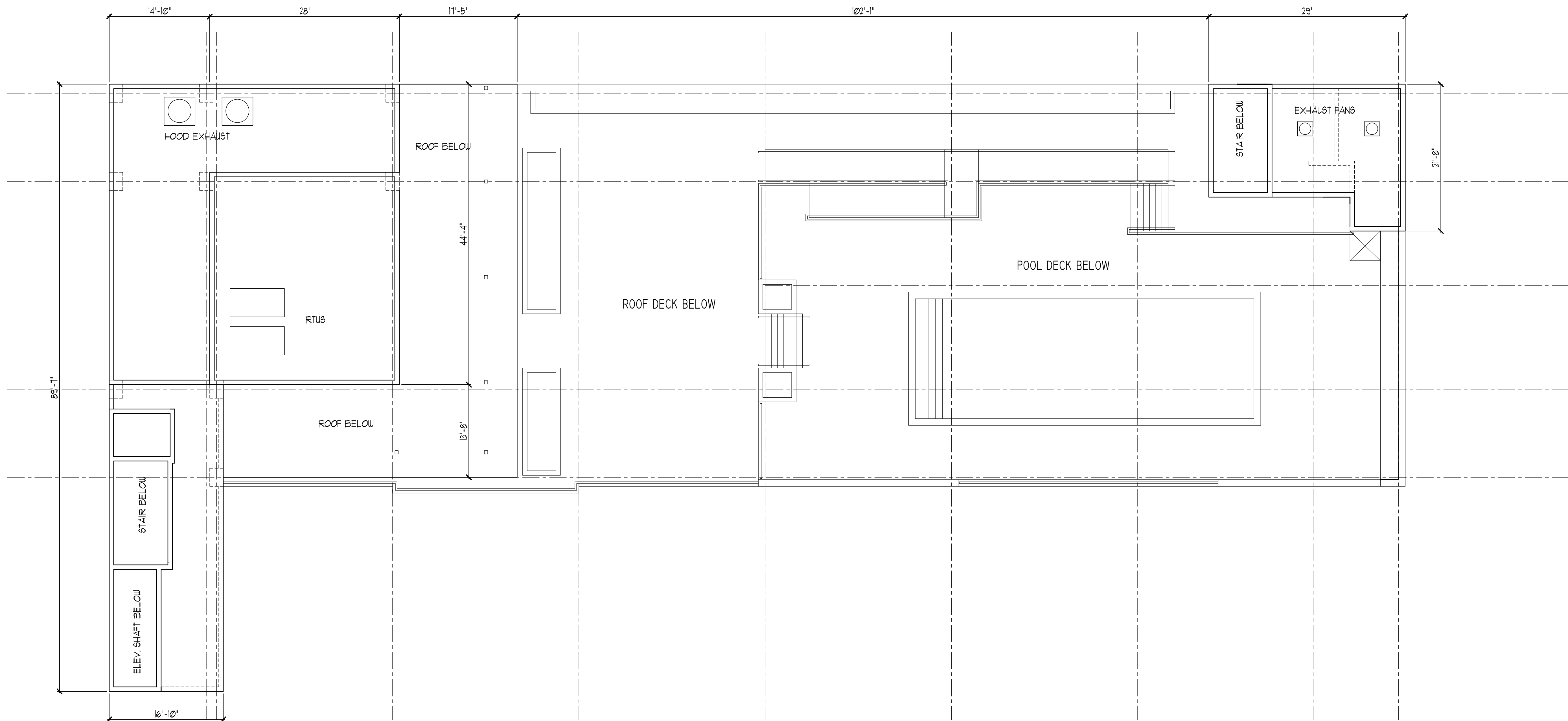
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DATE: 1-24-19  
DRAWN BY: TMS  
CHECKED BY: JBK

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A-8

SHEET 8 OF 12



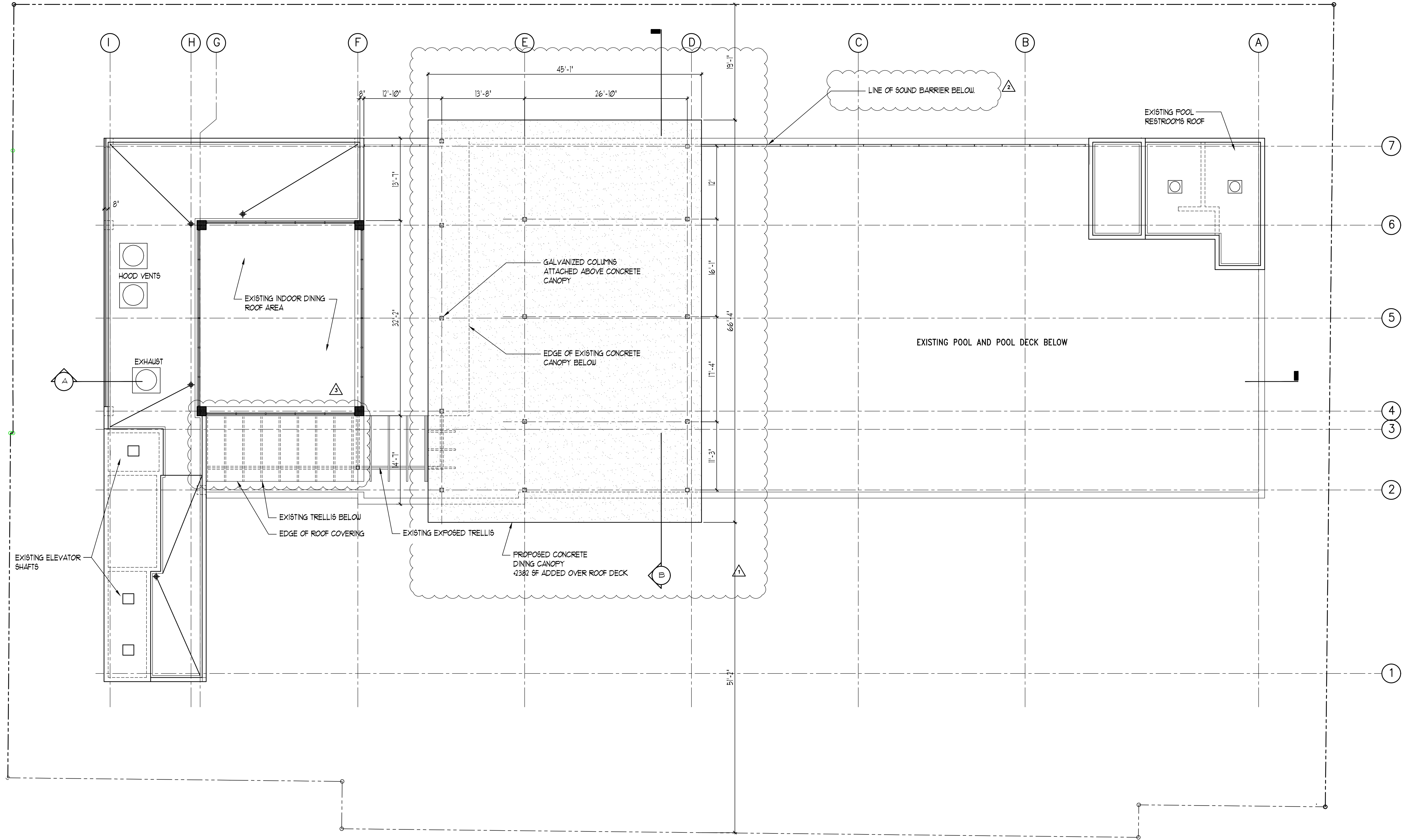
## EXISTING APPROVED PLAN



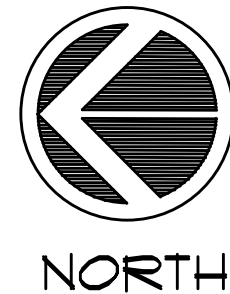
1

## ROOF PLAN

SCALE:  $1/8" = 1'-0"$



**PROPOSED  
1 ROOF PLAN**  
SCALE: 1/8" = 1'-0"



PROJECT No.: 16116  
DATE: 1-24-19  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

**A-8A**

SHEET 9 OF 54

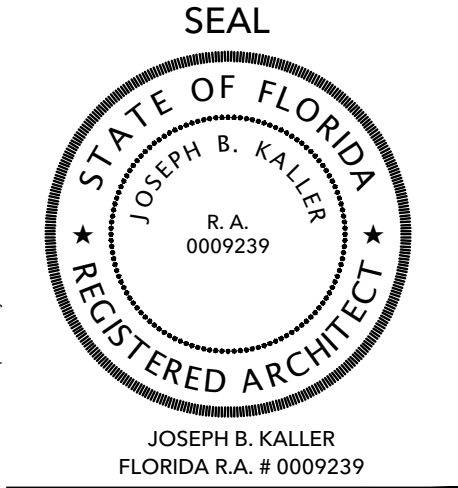
PROJECT TITLE

ROOF PLAN  
PROPOSED DINING CANOPY  
ADDITION

SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION
1		
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3	4-30-25	PLANNING DEPT.
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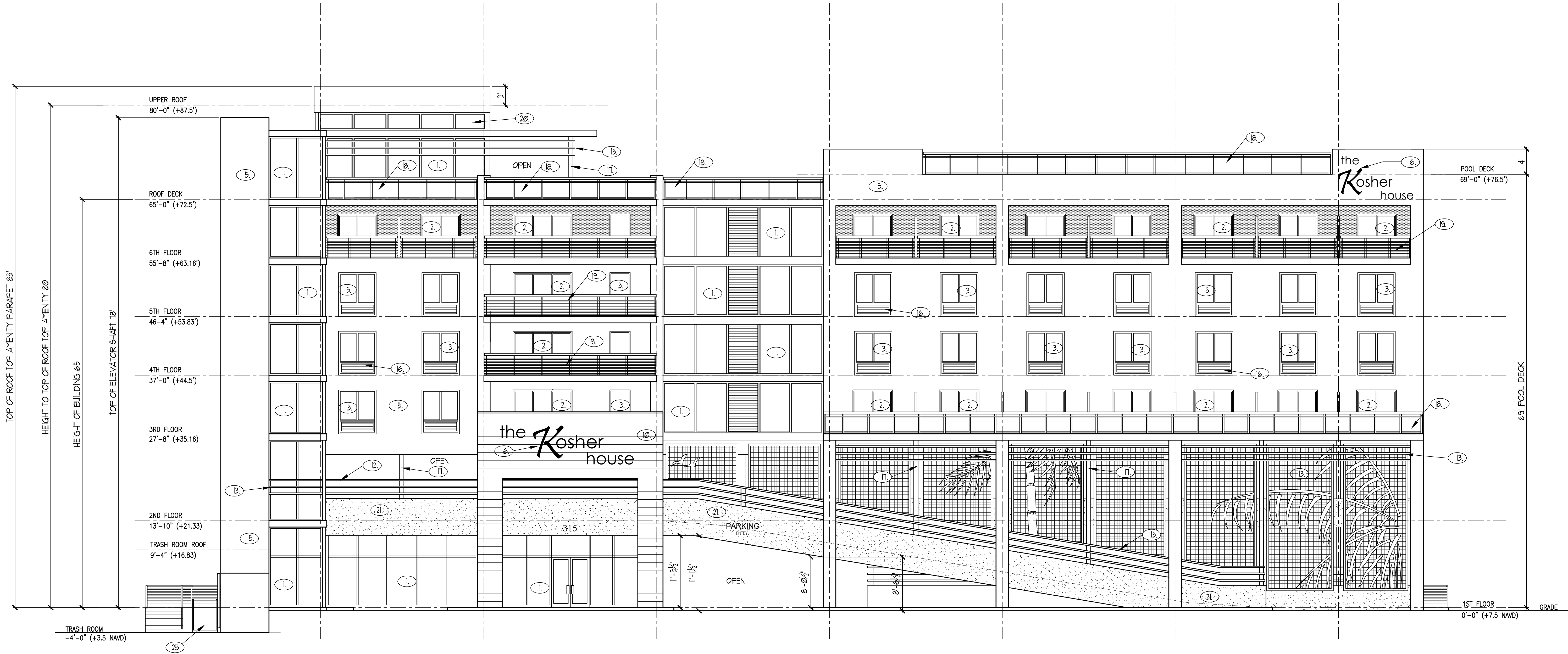
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www.kallerarchitects.com





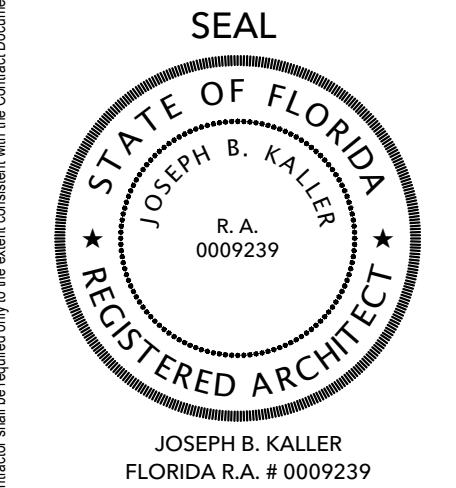
- 1. TINTED IMPACT RESISTANT TINTED STOREFRONT
- 2. TINTED IMPACT RESISTANT TINTED SLIDING GLASS DOORS
- 3. TINTED IMPACT RESISTANT TINTED WINDOWS
- 4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 5. SMOOTH STUCCO WALL FINISH
- 6. REVERSE CHANNEL LETTER BACKLIT SIGNAGE
- 7. NEON TUBING WALL ART
- 8. PAINTED ALUMINUM BALCONY DIVIDERS
- 9. TEXTURED STUCCO AT PARKING LEVELS FOR IVY GROWTH
- 10. PRODEMA 'WOOD' SIDING
- 11. ALUMINUM COLUMNS
- 12. DECORATIVE ALUMINUM LASER CUT SCREEN, OPEN TO GARAGE BEHIND
- 13a. DECORATIVE HORIZONTAL ALUMINUM TUBING FIXED TO SOLID CONCRETE WALL
- 14. CONCRETE EYEBROW
- 15. VERTICAL PLANT CABLE TRELLIS
- 16. FTAC UNIT
- 17. POWDER COATED METAL COLUMN
- 18. 42" HIGH MIN. IMPACT RESISTANT ALUMINUM AND GLASS RAILING
- 19. 42" HIGH MIN. IMPACT RESISTANT METAL HORIZONTAL PICKET RAILING WITH WOOD TOP RAIL
- 20. IMPACT RESISTANT TINTED CLERESTORY WINDOWS
- 21. TEXTURED WALL FINISH FOR IVY
- 22. HOOD EXHAUST FANS
- 23. CONDENSING UNITS ON CANTILEVERED METAL STANDS
- 24. CANTILEVERED SLAB WALKWAY
- 25. COMMERCIAL LIFT
- 26. IMPACT RESISTANT FRAMELESS GLASS WINDSCREEN SYSTEM
- 27. TRANSLUCENT FROSTED GLASS TO 5'-0" AFF.

## EXISTING APPROVED ELEVATION

1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**Kaller Architecture**  
AA# 26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com  
www.kallerarchitects.com



**the Kasher House**  
5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

PROJECT TITLE

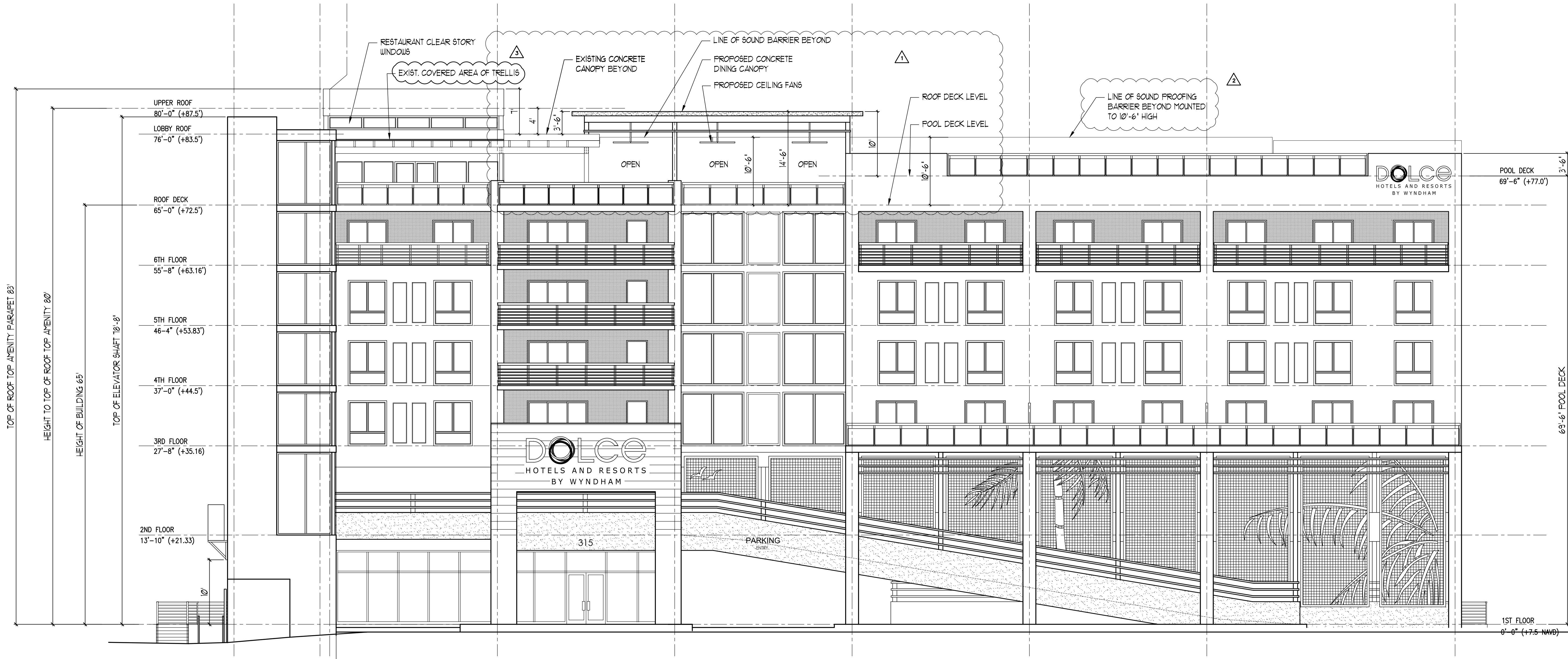
SHEET TITLE  
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	2-19-19	PRELIM TAC
2	5-6-19	FINAL TAC
3	8-20-19	PLANNING DEPT.
4	9-12-19	PLANNING DEPT.
5		
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27		

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PROJECT No.: 16116  
DATE: 1-24-19  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET  
**A-9**  
SHEET 8 OF 12



CITY OF HOLLYWOOD CODE OF ORDINANCES  
SECTION 100.08 NOISE LEVEL DETECTION DEVICE REQUIRED.

(A) ANY NONRESIDENTIAL ESTABLISHMENT FROM WHICH AMPLIFIED MUSICAL ENTERTAINMENT, WHETHER LIVE OR RECORDED, EMANATES SHALL BE EQUIPPED WITH A NOISE LEVEL DETECTION DEVICE ALERTING THE OCCUPANTS OF THE PROPERTY TO THE NOISE.

NONRESIDENTIAL PROPERTY

- 10:00 P.M. TO 7:00 A.M., SUNDAY NIGHT/MONDAY MORNING THROUGH THURSDAY NIGHT/FRIDAY MORNING
- 11:00 P.M. TO 7:00 A.M., FRIDAY NIGHT/SATURDAY MORNING AND SATURDAY NIGHT/SUNDAY MORNING

A CONTINUOUS SOURCE OF SOUND WHEN MEASURED AT OR BEYOND THE REAL PROPERTY LINE IS NOT ALLOWED TO EXCEED 75 DBA OR 75 DBC

AND,

- 7:00 A.M. TO 10:00 P.M., SUNDAY THROUGH THURSDAY
- 7:00 A.M. TO 11:00 P.M., FRIDAY AND SATURDAY

A CONTINUOUS SOURCE OF SOUND WHEN MEASURED AT OR BEYOND THE REAL PROPERTY LINE IS NOT ALLOWED TO EXCEED 80 DBA OR 80 DBC

PROPOSED  
WEST ELEVATION

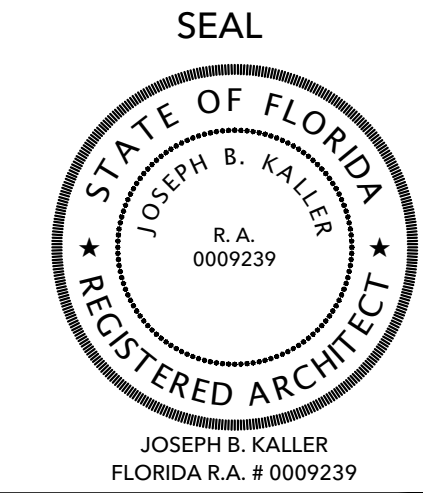
SCALE: 1/8" = 1'-0"



KallerArchitecture

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joseph@kallerarchitects.com

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PROJECT TITLE  
**the Koshers House**  
now DOLCE BY WYNDHAM  
5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

SHEET TITLE  
**WEST ELEVATION  
PROPOSED DINING CANOPY  
ADDITION**

REVISIONS  
No. DATE DESCRIPTION

1	10-10-24	ADD. CANOPY
2	12-21-24	SOUND BARRIER
3	4-30-25	PLANNING DEPT.

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SHEET

**A-9A**

SHEET 17 OF 54



1. TINTED IMPACT RESISTANT TINTED STOREFRONT
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PROJECT TITLE

**the Koshier House**  
now DOLCE BY WYNDHAM

5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

SHEET TITLE

SOUTH ELEVATION

PROPOSED DINING CANOPY

ADDITION

[illegible]

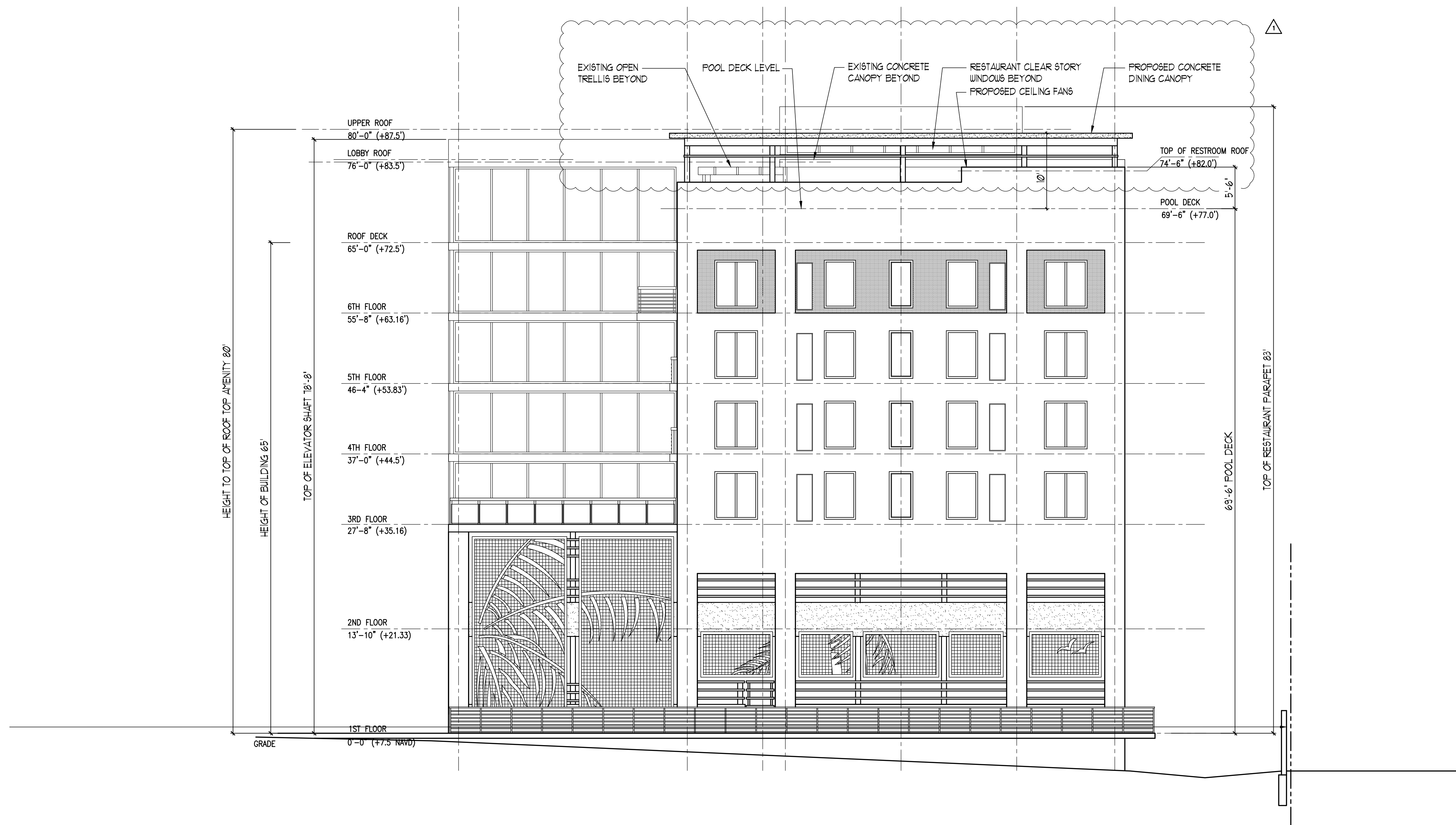
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DATE: 1-24-19  
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SHEET

# A-10A

SHEET 18 OF 54



**PROPOSED  
SOUTH ELEVATION**

1

SCALE: 1/8" = 1'-0"



5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

PROJECT TITLE

SHEET TITLE

## ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

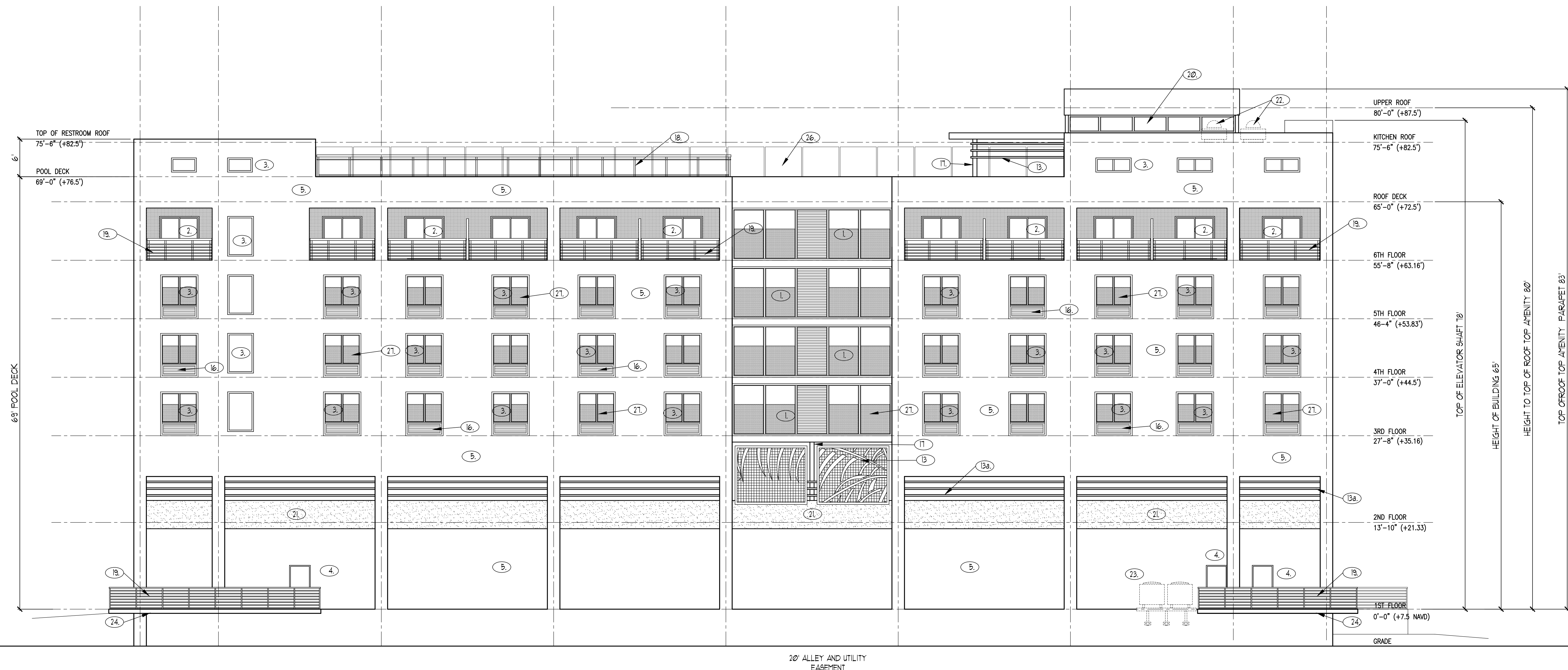
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DATE: 1-24-19  
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CHECKED BY: JBK

SHEET

A-11

SHEET 10 OF 12



1. TINTED IMPACT RESISTANT TINTED STOREFRONT
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EXISTING APPROVED ELEVATION

**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



**SHEET TITLE**

**EAST ELEVATION**

**PROPOSED DINING CANOPY**

**ADDITION**

[illegible]

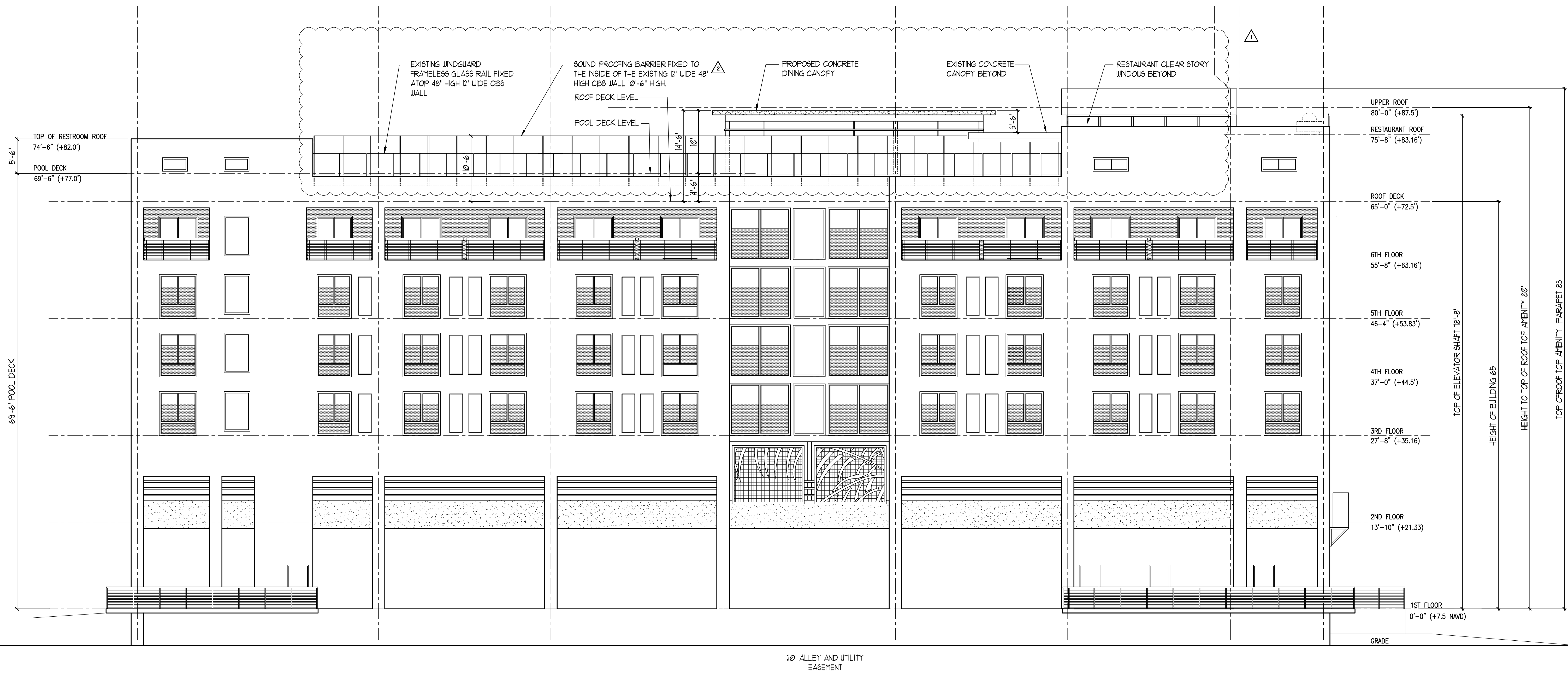
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DATE: 1-24-19  
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SHEET

# A-11A

SHEET 19 OF 54



NOTE:  
ALL SIGNAGE TO BE UNDER SEPARATE PERMIT

## PROPOSED EAST ELEVATION

**1 EAST**  
SCALE: 1/8" = 1'-0"



HEET TITLE

EAST ELEVATION

PROPOSED DINING CANOPY

ADDITION

[illegible]

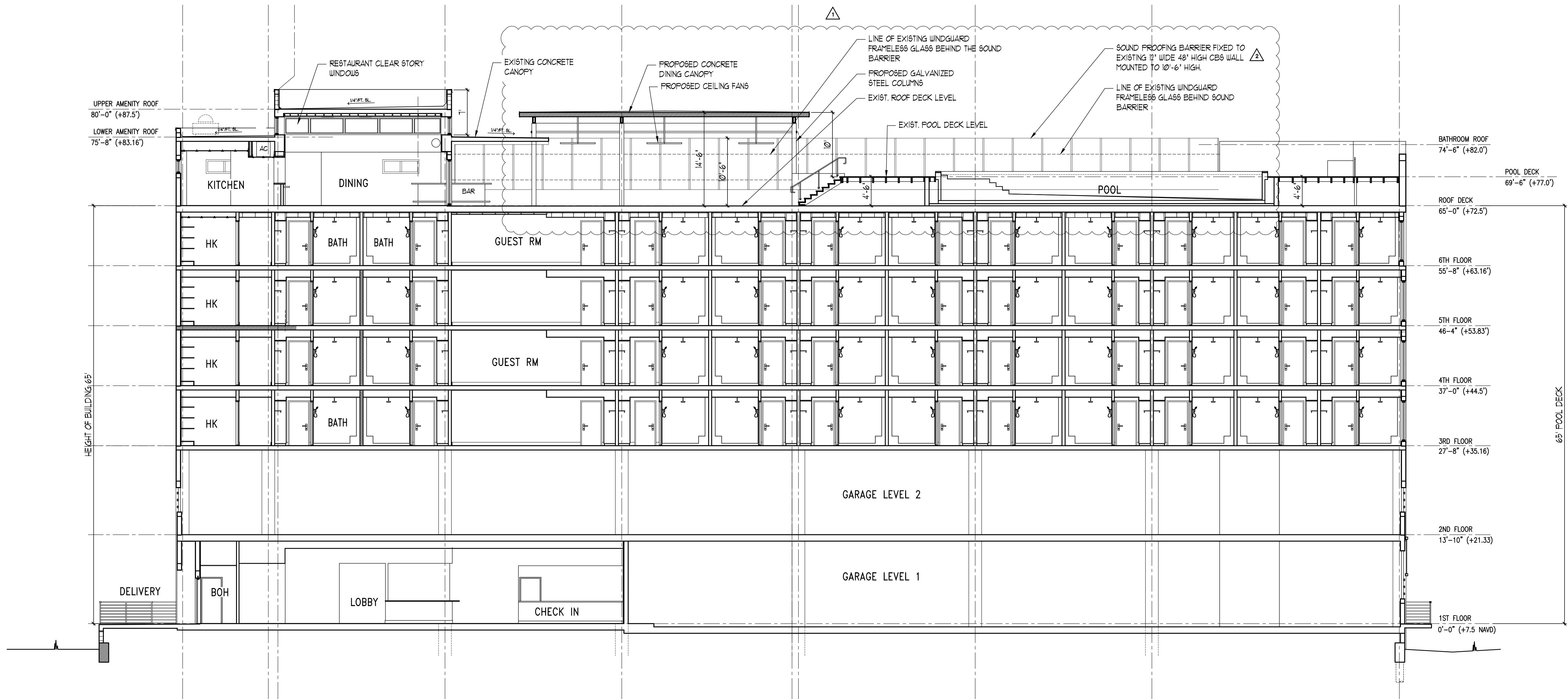
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DATE: 1-24-19  
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SHEET

**A-12A**

SHEET 19 OF 54



**PROPOSED**  
**SECTION A-A**  
SCALE: 1/8" = 1'-0"

1

SCALE:  $1/8" = 1'-0"$



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Y

REVISIONS		
No.	DATE	DESCRIPTION

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SHEET

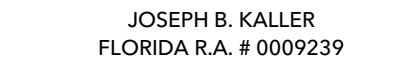
SHEET - OF -



1 **SECTION**  
SCALE: 1/8" = 1'-0"



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PROJECT TITLE

the Koshier House

5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

PROJECT TITLE

SHEET TITLE

HEET TITLE

ELEVATIONS

[illegible]

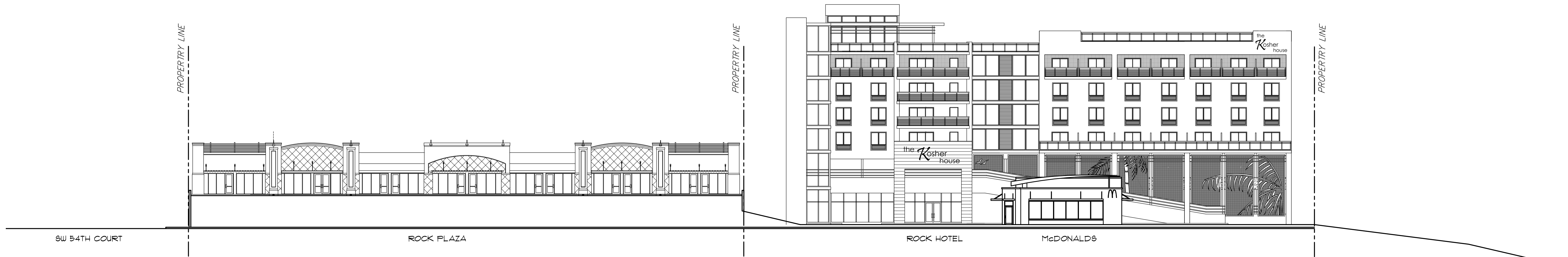
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SHEET

A-13

SHEET 12 OF 12



STATE ROAD 7 LOOKING EAST

## EXISTING APPROVED ELEVATION

## CONTEXTUAL STREET ELEVATION

SCALE: 1" = 20'-0"



PROPOSED  
CONTEXTUAL STREET  
ELEVATION

[illegible]

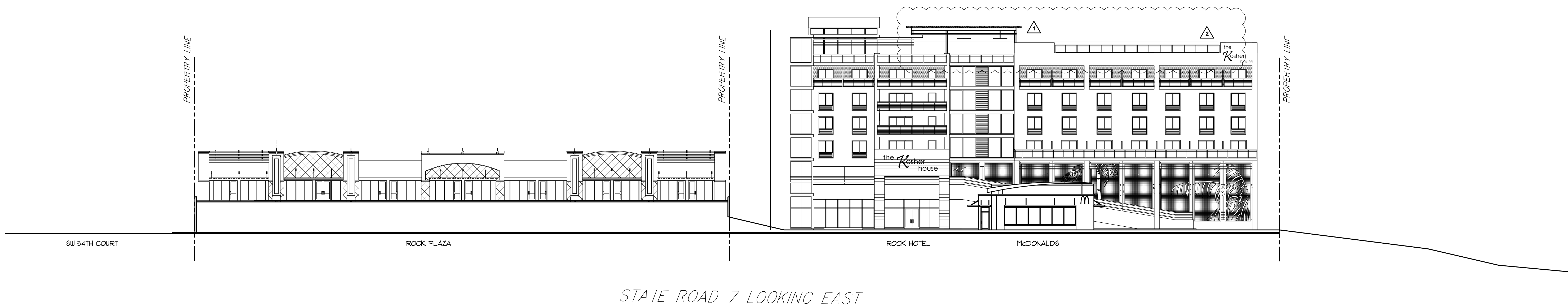
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CHECKED BY: JBK

SHEET

**A-13A**

SHEET - OF -



## PROPOSED CONTEXTUAL STREET ELEVATION

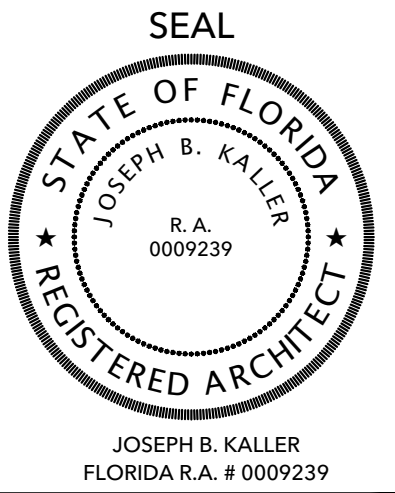
SCALE: 1/16" = 1'-0"



KallerArchitecture

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Hollywood Florida 33020  
954.920.5746  
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PROJECT TITLE

**the Koshier House**  
now DOLCE BY WYNDHAM

5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

WEST ELEVATION  
INDOOR AND OUTDOOR  
DINING PICTURES

[illegible]

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DATE: 1-24-19  
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SHEET

**A-14A**

SHEET 17 OF 54





Acoustifence® (Patented)  
Noise Reducing Fences





Acoustifence-Noise Reducing Fences – Acoustifence<sup>®</sup> AF-6 is a patented, highly effective, yet simple [to install](#), outdoor acoustical barrier. The U.V. and mold resistant qualities of Acoustifence make it uniquely [suited to outdoor](#) use. You can also paint it to blend in to any environment.

Acoustifence is a flexible material. This yields coincidental gains in [attenuation](#) at those specific frequencies where rigid barriers have strong deficiencies. As a result you will see much higher levels of performance using Acoustifence than you would using typical construction materials. This also means that Acoustifence is a great solution compared to a wooden fence or any other type of reflective barrier.

## Ease of Use

Acoustifence is extremely easy to install. You can secure it to a chain link fence, sandwich it between a wooden shadow box fence, or secure it to a frame as a stand alone material. This allows for a quick installation and a quick resolution to any noise complaints.

Acoustifence comes equipped with standard edge reinforcement and mounting grommets. We offer installation suggestions for each type of installation.

## Details

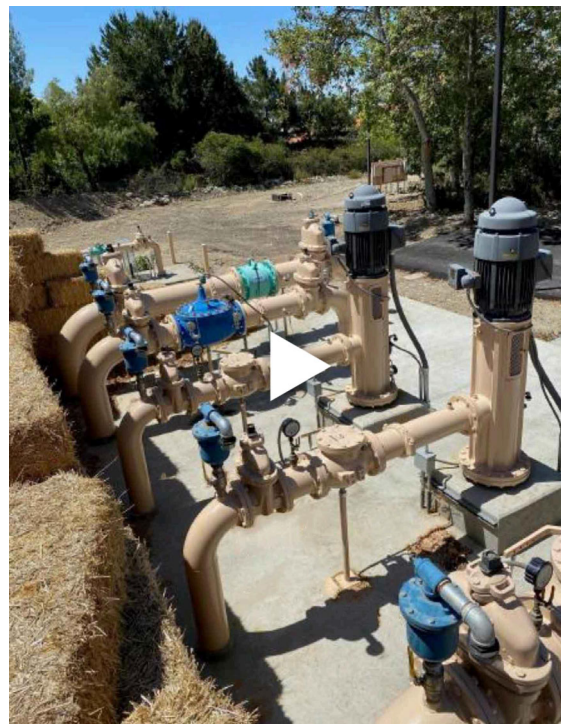
Acoustifence is 1/8" thick and comes in standard sizes of 6' x 30'. You can also order custom lengths and if your project involves greater heights, Acoustifence can be installed vertically rather than horizontally.

Acoustifence has an acoustical performance of STC 27 or STC 30, based on the selected model. This gives you a transmission loss of either 27dB or 30dB through the material. It is worth noting that the level of attenuation of all outdoor barriers is affected by a variety of factors including end diffraction, angle of diffraction, wind direction, humidity and temperature.

## Contact Us

Feel free to contact us to speak with one of our Acoustifence specialists. We look forward to helping you with your outdoor noise and sound issues.









+



This is our beautiful patented “Foliage” Acoustifence®

All of the brick, foliage and grass is HD printed over the eighth inch thick patented Acoustifence.







The all new patented HD foliage Acoustifence. Not only high STC sound blockage but exceptionally beautiful foliage prints are available as well. The 1/8 inch Acoustifence material is easily suspended from existing PVC, chain link or other structures. Easily installed, the material is tested to withstand over 200 mph wind load. Industrial Quality.



(Note: Foliage and Landscape attachments are not sound barriers. To create your own custom graphic, submit a high resolution photo)



Acoustifence® – Noise Reducing Fences



Industries ▾

Products ▾

Noises & Solutions ▾

Project Examples ▾

Info & Media ▾

Contact Us ▾

SEE SOUND HERE!

+

## Acoustifence Installed with Stainless Steel Ties

^



Acoustifence Installed with Stainless Steel Ties



## Acoustifence®

Noise Solution Applications



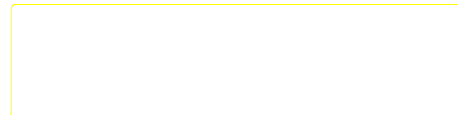
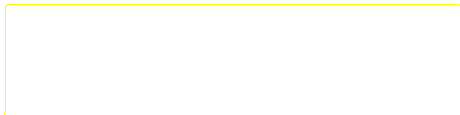
Air Conditioner Noise



Compressors

## Acoustifence®

Customer Project Examples

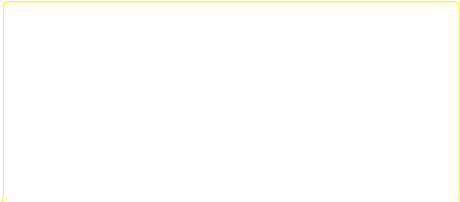




Crown Hive Data Center



Pet Resort Noise Solutions



Pool Pump Enclosure Project



Energy Company Noise Barrier



Power C



Chemic

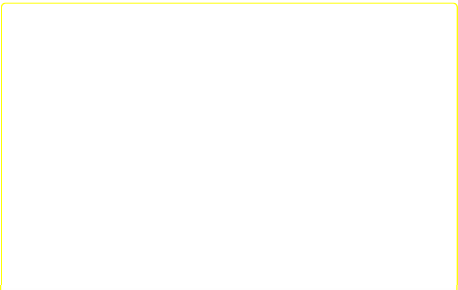




Food Processing Plant Project



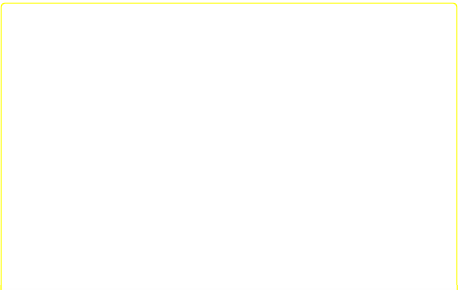
Traffic Noise Barrier Fencing



Poinsettia Park Pickleball Courts



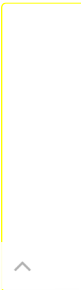
Solar Inverter Noise Barrier



Comme



Acousti





Redwood Acres Raceway Noise



Seattle Light Rail Noise Resolved



Vapor Phase Noise Enclosure



San Bernardino Airport Noise



Dog Park Noise Barrier



Chain-Link Fence Sound Barrier



Reducir



Festival



Tesla S

+



Orchard Garden Sound Barrier



Construction Site Noise Barrier



New Je



Palmer Motorsports Park Noise Barrier



National Corvette Museum Noise Barrier



Blue Ri

+



Restaurant DIY QuietFiber Panels



Quieting Guanabanas Outdoor Music



Elemen



Neighbor Quiets Fowl Noise



Pickleball Noise Problem Solved



Alberta



Allied Fence Batting Cage



Bark Central Quiets Barking



Acousti



Pickleball Paddle Noise Concerns



Wastewater Treatment Facility



Distribu

## The Acoustical Real-Time Video Imaging System.

+

The ARTVIS® service allows us to actually "see" sound in real-time (as you would "see" thermal contours with an infrared camera).

Not only can we precisely measure the intensity, frequency content and the primary source of the noise, but also all the reflections of that specific noise. This can save the client an incalculable amount of money and time as well.



Acoustiblok Engineer Operating The ARTVIS Service, identifying a noise source that a sound meter is incapable of in such an environment.

[Review!](#)



## The ARTVIS® Service

### The Acoustical Real-Time Video Imaging System

The ARTVIS® service allows us to actually "see" sound in real-time (as you would "see" thermal contours with an infrared camera). Not only can we precisely measure the intensity, frequency content and the primary source of the noise, but also all the reflections of that specific noise. This can save the client an incalculable amount of money and time as well.



Acoustiblok engineer operating The ARTVIS Service, identifying a noise source that a sound meter is incapable of in such an environment.



"Soundproofing" (100% Sound Elimination) is impossible to achieve with Acoustiblok material or any other product. All materials provided herein are for reference only; Acoustiblok reserves the right to modify or revise the content at any time without prior notice.

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